

# Design Adjustment Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b> Edgemont Reserve 1 Subdivision		
	<b>Case Number</b> S-7-2018		
	<b>Transaction Number</b> 545581		
<b>OWNER</b>	<b>Name</b> Tim Thompson, Raleigh Custom Homes		
	<b>Address</b> 6736 Falls of Neuse Rd., Suite 300		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27615	<b>Phone</b> 919 395-1529
<b>CONTACT</b>	<b>Name</b> Alison Pockat		<b>Firm</b> Alison A Pockat, ASLA
	<b>Address</b> 106 Steep Bank Dr.		<b>City</b> Cary
	<b>State</b> NC	<b>Zip Code</b> 27518	<b>Phone</b> 919 363-4415
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> <a href="#">UDO Art. 8.3 Blocks, Lots, Access</a>	- See page 2 for findings	
	<input type="checkbox"/> <a href="#">UDO Art. 8.4 New Streets</a>	- See page 3 for findings	
	<input type="checkbox"/> <a href="#">UDO Art. 8.5 Existing Streets</a>	- See page 4 for findings	
	<input type="checkbox"/> <a href="#">Raleigh Street Design Manual</a>	- See page 5 for findings	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
The site is on the end of a dead end street. A western length of this street is currently in place, but there is a 340 foot length gap in the street that goes through The Summit Church property. Immediately to the south of this site is St. Paul's Church. As a dead end street, the length from the Blue Ridge intersection to the end is 1,400 LF. UDO Sec. 8.3.2.2.b establishes that the maximum allowed length be no greater than 1,000 LF for an R-4 zone. As it is not possible to cut an additional road through the two church properties, the developer is seeking a design adjustment to address the issue of a longer dead end street than that allowed by the UDO.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

4-3-18

Date

## CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

**Submit all documentation, with the exception of the required addressed envelopes and letters to**  
[designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

**Deliver the addressed envelopes and letters to:**  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>	<b>-</b>
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# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

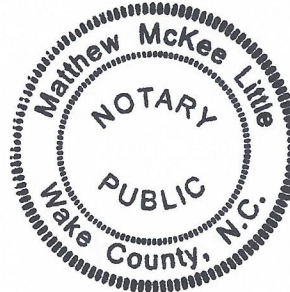
I, Matthew McKee Little, a Notary Public do hereby certify that  
Timothy W. Thompson personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the 3<sup>rd</sup> day of April, 2018.

(SEAL)

Notary Public Matthew McKee Little

My Commission Expires: 5-5-22





## Article 8.3, Blocks, Lots, Access

### Administrative Design Adjustment Findings

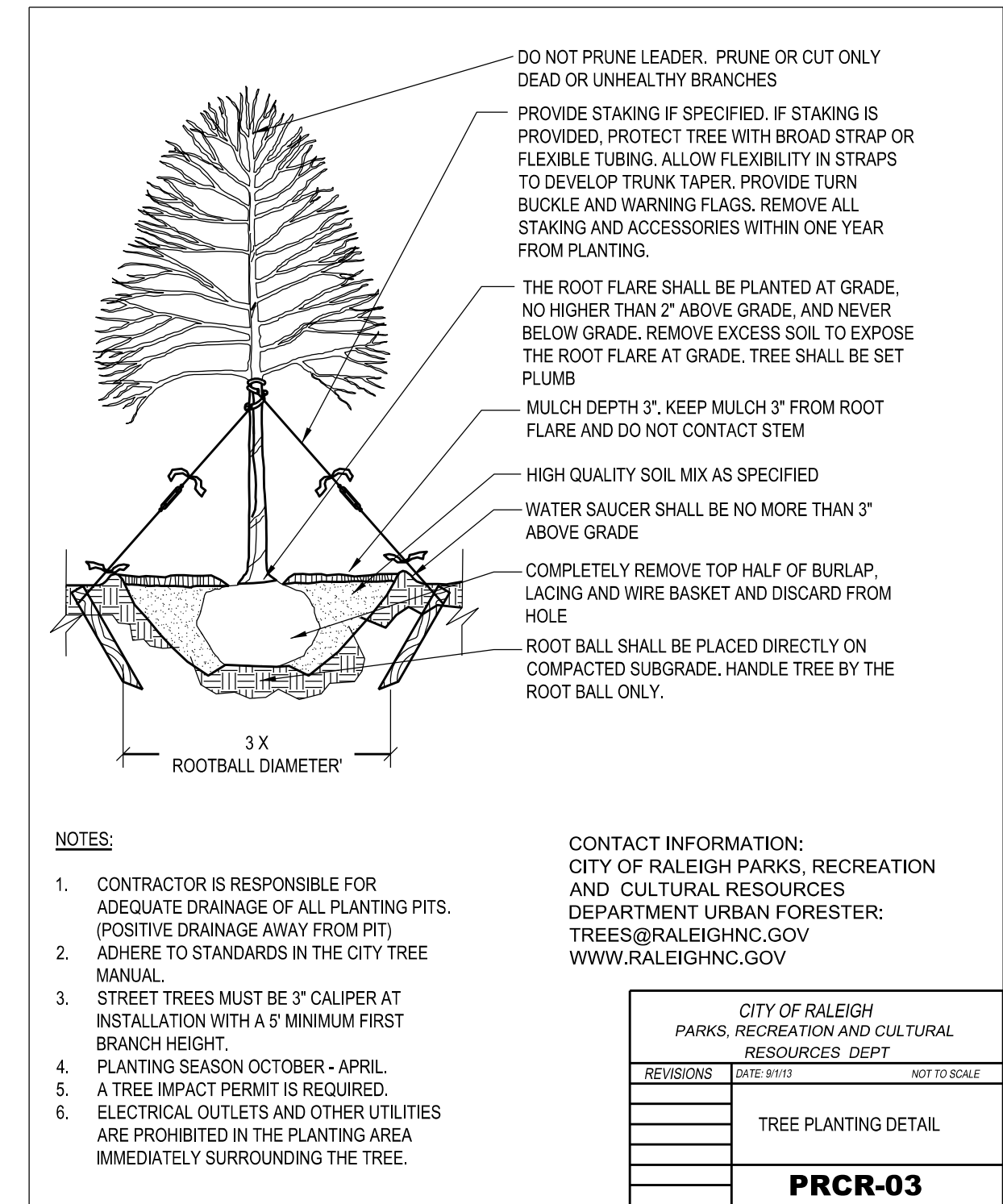


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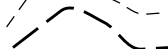
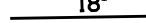






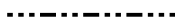



The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
**The intent of Article 8.3 is to provide for connectivity and to encourage walking. This site is a lot in an established existing subdivision that is defined by the two churches. Adding a cut through the site would not add to pedestrian access because of existing developed church properties.**
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
**The site is located in an area identified as low density residential, currently and in the future. This design adjustment is in keeping with that definition as completed it will maintain a density of 3.19 units per acre.**
- C. The requested design adjustment does not increase congestion or compromise Safety;  
**The proposed subdivision will add two additional lots and driveways onto an existing dead end street. Very little additional traffic is anticipated from this additional lot.**
- D. The requested design adjustment does not create any lots without direct street Frontage;  
**All three lots have direct frontage onto the existing dead end street.**
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.

**The requested design adjustment is reasonable because of the church to the immediate south and to the immediate west. Both features prevent any additional linkages from being created.**



**LEGEND:**

	EXISTING TOPOGRAPHY
	STORMWATER DRAIN LINE
	SANITARY SEWER LINE
	PROPERTY LINE
	CLEANOUT
	WATER METER
	WATER VALVE
	MAN HOLE
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	MINIMUM AREA FOR LOT REQUIRED BY ZONING
	PROPOSED GRADES

SITE NOTES:

1. PER SECTION 9.2.2.A.2.b.i. SUBJECT TO 4.A OF THE PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASUREMENTS AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
2. THE SITE IS 0.9572 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, PATIO AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND. THE DEMO BUILDING PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING. IF THE ANTICIPATED AREA OF DISTURBANCE FROM THE DEMO IS OVER 12,000 SF A GRADING PERMIT WILL BE REQUIRED PRIOR TO DEMOLITION.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO THE INSTALLATION OF STREET TREES AND TO THE SUBDIVISION OF THE PROPERTY IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
7. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER THE REQUIREMENTS FOUND IN CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
8. THE IMPERVIOUS SURFACE AREA LIMITATIONS SHALL BE INDICATED ON THE RECORDED PLAT FOR EACH LOT.
9. A FEE-IN-LIEU FOR A 6' SIDEWALK IS REQUIRED FOR THE ENTIRE FRONTAGE PRIOR TO MAP RECORDATION AND FOR 3.5' OF ADDITIONAL STREET PAVEMENT FOR EDGEMENT. A SURETY IS REQUIRED FOR THE SEVEN STREET TREES PROPOSED.
10. SITE DENSITY AS PER UDO 1.5.2.F IS 3.19 UNITS PER ACRE.
11. RESIDENTIAL INFILL COMPATIBILITY REQUIREMENTS AS DEFINED IN THE UDO SECTION 2.2.7 MAY APPLY TO THE DEVELOPMENT OF THESE PROPOSED LOTS.

PROPERTY NOTES:

ZONING - R-4

1. EXISTING BOUNDARY AND SITE ELEMENTS, SITE INFORMATION AND TOPOGRAPHICAL INFORMATION SPECIFIC TO THE UTILITIES ARE BASED ON A PLOT PLAN BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'LOTS 14 & 15, EDMONT SUBDIVISION, 3419 EDMONT DR.' AND DATED 1-9-18. GENERAL TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED FEB. 14, 2018.

STREET TREE PLANTING			
KEY	COUNT	PLANT NAME	O/C SPACE SIZE
OP	3	QUERCUS PHELLOS, WILLOW OAK	40' 3" CAL, 10' HT
OR	4	QUERCUS RUBRA, RED OAK	40' 3" CAL, 10' HT